

## TABLE OF CONTENTS

## PAGE #

1.	INTRODUCTION	3
1.1	CITY DEVELOPMENT	3
1.2	DESIGN TRADITION	4
1.3	DESIGN REVIEW HISTORY	5
2.	PURPOSE AND OBJECTIVES	6
3.	APPLICABILITY AND AUTHORIZATION	7
4.	FACTORS FOR EVALUATION	8
5.	GENERAL APPEARANCE CRITERIA	9
5.1	SITE DEVELOPMENT	9
	A. Site Organization	
	B. Setback From Street	
	C. Building Alignment	
	D. Building Spacing	
	E. Building Siting	
	F. Visual Continuity	
5.2	LANDSCAPE AND SITE TREATMENT	13
	A. Existing Conditions	
	B. Pedestrian Circulation	
	C. Plantings	
	D. Plant Material Sizes	
	E. Screening	
	F. Landscape Accent Material	
	G. Parking	
	H. Site Structures	
	I. Views	
5.3	BUILDING DESIGN AND MATERIALS	17
	A. Scale and Proportion	
	B. Vertical or Horizontal Emphasis	
	C. Roof Form	
	D. Architectural Features and Details	
	E. Materials and Colors	
	F. Mechanical Equipment	

## TABLE OF CONTENTS - Continued

PAGE #

5.4 SIGNAGE	21
A. Scale and Proportion	
B. Materials	
C. Illumination	
D. Coordination	
E. Logos and Graphics	
5.5 CASE STUDY	23
A. Typical Shopping Complex	
6. SPECIAL DISTRICT STANDARDS	24
6.1 GATEWAY BUSINESS (BF)	24
A. Natural Environment	
B. Buffers	
C. Vehicular and Pedestrian Access	
D. Landscaping and Parking	
E. Signage	
F. Building Features	
G. Acceptable Materials	
H. Flags	
6.2 SUBURBAN DEVELOPMENT (SD) OVERLAY DISTRICT	31
A. Screens and Buffers	
B. Vehicular and Pedestrian Circulation	
C. Landscaping	
D. Signage	
E. Building Features and Materials	
F. Utilities and Lighting	
6.3 RESERVED	